





A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Caleb Chance

DATE: January 6, 2006

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 03-005A

Name: Lakeside at Canyon Springs, PUD

The plat or plan referenced above was heard by the ☐ Planning Commission


☒ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The staff of the Historic Preservation and Design Review Division approve with the following conditions:

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on

archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, an historic agricultural complex is located within the project area, as well as several other structures. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

For plat certification, the SAWS Aquifer Protection Ordinance No.81491 requires the following:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

It is noted that there has been a land use change. Please be aware, any changes identified in Section 34-926 of the City Code as "substantial alterations" that may be proposed within this property referenced above, may cause a recategorization of the property. If proposed, these changes will be considered as a substantial alteration, unless it is shown that the substantial alteration(s) does not increase the potential for degradation. Prior to platting, a substantial alteration letter will be required.

Associated plats will need to address floodplain and buffer zones as applicable.

Bexar County Infrastructures Services Department cites the following conditions:

1. It is understood that this PUD is a conceptual plan and all regulations will be addressed at time of platting.
2. County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.